



Town of Wrentham
Planning Board
79 South Street
Town Hall 2nd Floor Meeting Room

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WRENTHAM, MA

2019 MAY -2 AM 8:11

Meeting Minutes

April 17, 2019

Members Present: Michael McKnight, Chairman, Chuck Woodhams (Vice-Chair),
Jim Lawrence (Clerk), Bob Cass, Everett Skinner, and
Thomas Wrynn

Members Absent: Steve Schwarm (remote participation)

Town Planner: Rachel Benson

Departmental Secretary: Priscilla McGill (Absent)

7:00 p.m. Call to Order – Agenda Overview by Mr. McKnight

Mr. McKnight noted that Mr. Schwarm will be a remote attendee via phone.

Ms. Benson stated that there was no correspondence.

Discussions

- 635 Dedham Street Bond – Ms. Benson stated that she has not received the DPW bond estimate but is working on it.
- NEU Capstone 4/16 presentation to BOS – Ms. Benson stated that she did not have copies of the presentation. She mentioned that the presentation was good and that the professor offered to present to the Planning Board if requested.
- Route 1 Re-Zoning Study – Ms. Benson referenced the McCabe study use/zoning table that had been previously distributed to get a sense of what the Board is looking to see on that corridor. Mr. McKnight spoke of the ideas from the meeting regarding water, traffic control, visible aesthetics, Fire, Police, and traffic. There is a follow-up meeting on May 10th for further ideas from McCabe. Discussion ensued for future building height with parking under and zoning change for Route 1. Mr. Lawrence spoke of long-term changes with public input and limitations of the Town with the DOT for Route 1.

8:15 p.m. Mr. Woodhams moved to open the public hearing for 500 Thurston Street with Mr. Skinner as second. Motion rescinded.

8:15 p.m. Mr. Woodhams moved to open the public hearing for Zoning By-Law Amendments and continue to later in the evening. Mr. Lawrence as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

8:16 p.m. Mr. Woodhams moved to open the public hearing for 500 Thurston Street Special Permits and Site Plan Approval for a gas station/convenience store, car wash, and Earth Removal. Mr. Skinner as second. Aye-6; Nay-0 and Abstentions-0, (6-0-0).

Ms. Benson contacted Mr. Schwarm for remote participation. Mr. McKnight announced Mr. Schwarm's remote participation and confirmed all parties could be heard. Mr. Schwarm confirmed that he was in possession of all documents pertaining to the hearing. Mr. McKnight stated that Mr. Schwarm will be a voting member and vote will be taken via roll-call.

Tim Callahan, George Aoude, and John Coukos appeared before the Board. Ms. Benson confirmed items that were included into the Decision pursuant to Mr. McKnight's comments regarding vehicle idling and water usage with recirculation system. Ms. Benson referenced the Fire and Police comments to which the applicants responded. She mentioned a meeting with the Tree Warden and applicant changes based on the recommendations which is noted in the waiver and conditions. Mr. Callahan confirmed that the photometric plans have been revised and submitted. Discussion ensued for the water systems for domestic usage versus fire usage.

Mr. McKnight reviewed the Decision for Special Permits with Site Plan Approval Pursuant to Articles 4.2, 5.3, 7, 9, 15.5 of the Wrentham Zoning By-Laws and requested members to place HOLD on any items for discussion as follows:

Criteria

- Special Permit Decisions (ZBL Article 9.1) a, b, c, **d-HOLD**, **e-HOLD**, f
- Special Permit Decisions (ZBL Article 9.2) a, b, c, **d-HOLD**, e, **f-HOLD**, g, h, i, j,
- In accordance with Article 9.2, the Planning Board makes the following findings: a, b, c
- Site Plan Approval (ZBL Article 7.7) a, b, **c-HOLD**, **d-HOLD**, e, **f-HOLD**, g, h, i
- Aquifer Protection Findings (ZBL Article 15.6) 1, 2, 3

Waivers

- Article 4.10.2 drive through queue reduction from ten to nine
- Article 6.4.2.f parking set-backs
- **Article 6.4.9 shade tree reduction from 50% to 13% - HOLD**
- **Article 7.4.h 3D renderings – HOLD**

Conditions of Approval

- A. Standard Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
- B. Conditions to be Met Prior to the Start of Construction 1a, 1b, **1c-HOLD**, 2, **3-HOLD**, 4, 5, 6, 7
- C. Conditions to be Met During Construction 1, 2, 3, 4-HOLD, 5, 6, 7, 8, 9
- D. Conditions to be Met After Construction 1,2 3, 4

Discussion of HOLD items

- Special Permit Decisions (ZBL Article 9.1) **d-HOLD** – "Wrentham Police Department *should* be consulted..." change to *shall* be consulted.
- Special Permit Decision (ZBL Article 9.1) **e-HOLD** – Mr. Schwarm inquired if watering of soil is sufficient and standard. Mr. Skinner suggested change to "*Dust and windblown debris will be contained by whatever means necessary.*" Mr. McKnight inquired as to truck idling and Ms. Benson stated the site is subject to state idling laws.
- Special Permit Decisions (ZBL Article 9.2) **d-HOLD** – Mr. McKnight inquired as to the main entrance onto Route 1 and if there is a catch basin. Mr. Callahan stated that it flows further down the road and that they will not be increasing the flow. Discussion ensued.
- Special Permit Decisions (ZBL Article 9.2) **f-HOLD** – Mr. McKnight suggested wording changes.
- Site Plan Approval (ZBL Article 7.7) **c-HOLD** – existing shrubs will stay on the property edge.
- Site Plan Approval (ZBL Article 7.7) **d-HOLD** – Mr. McKnight stated his questions was previously answered.

- Site Plan Approval (ZBL Article 7.7) **f-HOLD** – Mr. McKnight feels that more design work is needed for the handicap parking areas and suggested Decision wording change to accommodate handicap accessibility with plan changes.
- **Article 6.4.9 shade tree reduction from 50% to 13% - HOLD** – Mr. McKnight inquired and the Board agreed with stated usage of fund donation for Tree Warden future use added to Decision.
- **Article 7.4.h 3D renderings – HOLD** – Mr. McKnight requested that when the tenant is confirmed, the applicant will return with Architectural elevations and renderings for Board review and approval.
- Conditions to be Met Prior to the Start of Construction **1c-HOLD** – Mr. McKnight inquired of the photometric drawings. The applicant stated they were submitted to Beals & Thomas for review. Ms. Benson will confirm Beals & Thomas approval.
- Conditions to be Met Prior to the Start of Construction **3-HOLD** – Mr. Lawrence inquired if site inspection should be by Planning Board. Discussion ensued.
- Conditions to be Met During Construction **4-HOLD** – Mr. Woodhams asked for clarification of holiday working hours. Discussion ensued and the Board agreed to add “...without prior written approval of the Building Inspector.”

Mr. Skinner moved to approve the Decision for 500 Thurston Street Special Permits and Site Plan Approval for a gas station/convenience store, car wash subject to the changes made this meeting. Mr. Lawrence as second. Roll Call vote: Robert Cass-Aye, Charles Woodhams-Aye, Tom Wrynn-Abstain, Mike McKnight-Aye, Everett Skinner-Abstain, Jim Lawrence-Aye, Steve Schwarm-Aye.

Mr. McKnight inquired as to bond for earth removal. Discussion ensued and all agreed that an Earth Removal Bond would not be required.

Mr. Lawrence moved to close the public hearing for 500 Thurston Street. Mr. Skinner as second. Aye-7; Nay-0 and Abstentions-0, (7-0-0).

Mr. Lawrence moved to open the Public Hearing for Zoning By-Law Amendments. Mr. Woodhams as second. Aye-7; Nay-0 and Abstentions-0, (7-0-0). Mr. Schwarm continued as remote participant.

Mr. Skinner inquired as to item 13.5.2.i and continuous frontage, and water. Discussion ensued. Mr. Skinner requested Line 90-91 age restriction language change for under 60 limitations. Discussion ensued for clarification of owner age, non-related dual ownership, and enforcement by Association or Planning Board and also potential Air B&B rental of units. The Board requested language change for clarification for guest visits and age 60 limitations.

Mr. Lawrence moved that the Board make favorable recommendation to the Board of Selectmen, subject to the agreed upon changes. Mr. Skinner as second. Mr. Lawrence moved to amend the motion to recommend a language change as described and noted for Board of Selectmen review. Mr. Skinner accepted the amendment. Aye-7; Nay-0 and Abstentions-0, (7-0-0).

Mr. Lawrence moved to close the public hearing for Zoning By-Law Amendments. Mr. Skinner as second. Aye-7; Nay-0 and Abstentions-0, (7-0-0).

General Business

Mr. Lawrence moved accept meeting minutes, subject to typos, for April 3, 2019 and February 6, 2019. Mr. Woodhams as second. Aye-6; Nay-0 and Abstentions-1 (Mr. Skinner), (6-0-1).

Discussion


Planning Board Liaisons to Committees – Mr. McKnight stated that the Planning Board is no longer required for the Capital Review Committee. Ms. Benson reviewed the available committees and inquired who could be available for meeting/discussion. Discussion ensued for adding members to committees.

Route 1 – Ms. Benson referenced the document in the packet for uses of Route 1 for Board members to review and discuss at future meeting.

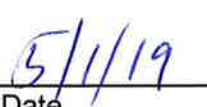
8:43 p.m. Mr. Skinner moved to adjourn. Mr. Lawrence as second. Aye-7; Nay-0 and Abstentions-0, (7-0-0).

Respectfully submitted,

Priscilla McGill, Administrative Assistant



Jim Lawrence, Clerk



Date

Documents Submitted:

1. Agenda dated April 17, 2019
2. Meeting Minutes dated April 3, 2019 and February 6, 2019
3. By-Law Article Definition AMENDED
4. Zoning By-Law Article 13.5 – Senior Living Community AMENDED
5. 500 Thurston St. Bill McGrath email dated April 9, 2019
6. 500 Thurston St. Tim Callahan email dated April 9, 2019
7. 500 Thurston St. Robert Maduskuie email dated April 10, 2019
8. 500 Thurston St. Tim Callahan email dated April 10, 2019
9. 500 Thurston St. draft Decision dated April 17, 2019
10. Route 1 – Wrentham Existing Zoning Uses for Route 1 dated April 5, 2019